

TOWN OF CECILTON
MAYOR AND COUNCIL WORK SESSION MEETING
Wednesday, September 10, 2008
7:00 p.m.

The Town Council held a Work Session Meeting at Town Hall on Wednesday, September 10, 2008. The following were in attendance:

John J. Bunnell, Mayor

Michael Cooper, Member

Terry Moore, Member

Joseph A. Zang, III, Member

Craig DeVary, Member

Call to Order: 7:00 p.m.

All in attendance recited the Pledge of Allegiance.

REVIEW AND ACT:

August 25, 2008 Regular Session Minutes:

Member Cooper made a motion to accept the August 25, 2008 Regular Session Minutes as written. Member DeVary seconded the motion. The motion carried.

August 2008 Preliminary Financials:

Reviewed without comment.

NEW BUSINESS:

Constitution Week Proclamation:

Mayor introduced Elizabeth Pauley, Vice Regent of the D.A.R. He read The Town Of Cecilton, A Proclamation by the Mayor and Town Council, Constitution Week, September 17 through 23, 2008 (attached). Member DeVary made a motion to proclaim the Week of September 17 through 23, 2008 as Constitution Week. Member Zang seconded the motion. The motion carried.

Fifty-Five Plus, LLC: Brian Morgan KCI Technologies

Re: Proposed Rickard's Street Paving: Mr. Morgan from KCI Technologies disagreed with the request from URS as to the thickness of the base and the thickness of the paving. He explained the increase in expense and that (KCI) saw no need for the road to be a minor collector road. The Mayor and Council agreed that connectivity was more important than the thicker base.

Mr. Morgan explained that they felt the Community Center was very important in the marketing and selling of the units in the Fifty-Five Plus Community. Mr. Morgan said that they wanted some portion of control over the Community Center. He gave an example of the scenario of the residents of Fifty-Five Plus wanting to book the center for a function only to find out that the center had already been booked for someone who did not live in the community. Mayor Bunnell said that the Town is going to great lengths to have a Senior Center built near the Town Park in conjunction with the County. The Mayor said that he would consider an association being formed for the administration of the Community Center in place of an HOA with the provisions that the Center would be available to other entities as well as the residents of Fifty-Five Plus. Mr. Simmons said that a 55+-age group wants to come into a secure environment where everyone has to obey the common standards. Mayor Bunnell said that he felt that was exactly what happens when the Town is responsible for enforcing the Town

Ordinances and why there is no need for a HOA. It was further agreed that Fifty-Five Plus would draft an agreement that would state that the new association formed for the administration of the Community Center would be responsible for the maintenance of the building, meeting requirements for residents, etc. That agreement would be brought before Mayor and Council for review and approval.

Mr. Morgan said there was another issue to be discussed with the Mayor and Council regarding the pump station upgrade. He wanted to know if it would be permissible to submit workman like drawings to URS instead of having to involve an electrical engineer. The Mayor said to submit that to URS and they would take things from there depending on the response from URS.

Mr. Morgan said the Landscaping Plan has been revised with an added buffer requested by URS. He said they are working with URS looking for an area for the reforestation. Mr. Piri said he felt the Town would have to pass an Ordinance for anyone who was going to go offsite for reforestation. Mr. Morgan said he was informed that was not the case if it was a 2nd party that was doing the reforestation. Mr. Piri said the County law couldn't be applied to the Town law. The Town law is separate from the County law. The Mayor asked the Town Administrator to get clarification on this issue from attorney, Charlie Scott.

Mr. Morgan presented a drawing that showed the additional lands that would be needed in order for them to install the sidewalk as previously discussed in prior meetings. He pointed out on the drawing the approximate 9 feet area that they do not own in order for them to properly install the sidewalks. He went on to say that they will do the sidewalk at no cost to the Town, however the Town would need to get an easement from the property owners. Mr. Morgan suggested that more research might need to be done as to how things were done in the past and if the Town has an existing easement. Mayor Bunnell said that if this problem needs to be solved because of the building of this Fifty-Five Plus Community, then he felt that they should incur the cost of attorney, Charlie Scott and the fees involved in resolving the issue. Fifty-Five Plus replied that they would absorb the attorney cost, however they felt that it would be discovered that the Town does not own the right-of-way or have an easement in place at this time. Mr. Simmons explained they would not have the ability to get the easements if that should be the case. He said they would put the sidewalks in if the Town could figure a way to get them to that position. The Mayor said that after they speak to Charlie Scott as to where the Town stands then they could take the next step. It was suggested that a representative from Fifty-Five Plus approach the owner and ask for the easement if it is found that is what would be needed.

OLD BUSINESS:

Wireless Communications Management Agreement:

The Mayor and Council agreed that they would invite Utility Service Communications Company, Inc. to come before the Council and make a presentation and a review of the contract on the Antenna Site Management Program.

Resolution #2008-04, Approval to Submit Planning Grant Application:

The Mayor read Town of Cecilton Resolution #2008-04, Authorization to Submit a Planning Grant Application (attached). Member Zang made a motion to accept Resolution #2008-04, Authorization to Submit a Planning Grant Application. Member Moore seconded the motion. The motion carried.

Biggs Permission to Buy Quilt for Next Year:

The Town Administrator said Mr. Biggs wanted permission from Mayor and Council to purchase a quilt for next years fund raiser. Member Moore made a motion that Mr. Biggs be permitted to purchase a quilt for next year's fundraiser. Member Zang seconded the motion. The motion carried.

INFORMATIONAL ITEMS:

Public Comments:

Good of the Order:

The Mayor announced that the fall MML Conference will be held in Cambridge on October 23, 24, 25th.

The Mayor announced the annual dinner and auction for the SPCA would be held on Friday, September 26, 2008.

The Department of Housing and Community Development has received the Town's application for the Maryland's Sustainable Community Initiative Grant.

Member Moore said in regards to the comments made at the last meeting about the possibility of planning a Fall Festival, she felt due to lack of adequate time for prudent planning, she is recommending a Spring Festival.

Member Zang said he had to go down the road to the WWTP last week and he noticed a lot of dust. At that point he looked over to Joe Piri's house and it was covered in the same dust. He said at some point that house will have to be pressure washed and cleaned and it should not be at Mr. Piri's cost or cost to the Town. He said that according to Ed Strauss, URS dropped the ball on keeping that road in shape. He said whoever is responsible for overseeing the project should be the one to absorb the cost of the cleaning. Member Zang said that before the project is done and the Town signs off on everything, that road needs to be placed in the correct place. The Mayor said that is being done in the next few days. He said the people who pulled the stakes out were staking the property again at no cost to the Town.

Member Zang announced that he got the old Town truck repaired. He said the problem was the fuel pump. He said that the truck needed to be cleaned and to get the rest of the equipment out of the truck. He said he received figures from Manheim Auction as to what the truck would bring. They said about \$4,000.00 He said because of the condition of the inside of the truck he felt that \$3500.00 would be a reasonable amount to expect. The Mayor said the easiest way to go would be to advertise for sealed bids with the right of refusal.

ADJOURN:

Respectfully submitted:

Patricia Trucksess

Approved:

John J. Bunnell
Mayor